



**CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda  
Monday, October 14, 2013  
10:00 a.m. City Council Chambers,  
1300 Perdido Street, New Orleans, Louisiana**

**This is a draft agenda.**

**The requested waivers are subject to change prior to the hearing.**

**The deadline for submitting letters of support or objection is the  
Wednesday prior to the meeting, October 9th at 5:00 p.m.**

**A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 119-13**

**Applicant or Agent:** Joan Mitchell Center On Bayou Road, LLC  
**Property Location:** 2285 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Reception Hall **Square Number:** 1191  
**Proposed Use:** Public Space, Artist Community **Lot Number:** B

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.62.b of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a reception hall into a public gathering space for an artists' community with a public gathering space less than ten feet (10') from the public right-of-way and less than one hundred feet (100') from any residentially used property.

**Requested Waivers:**

**Section 11.62.b – Artists' Community - Public Gathering Space (Distance from ROW)**

Required: 10'                                      Provided: 0'                                      Waiver: 10'

**Section 11.62.b – Artists' Community - Public Gathering Space (Distance from Residential Use)**

Required: 100'                                      Provided: 30'                                      Waiver: 70'

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**C. Director of Safety and Permits Decision Appeals – Unfinished Business**

**ITEM 2 – Docket Number: 154-13**

**Applicant or Agent:** Joan Mitchell Center On Bayou Road, LLC  
**Property Location:** 2285 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-13  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Reception Hall **Square Number:** 1191  
**Proposed Use:** Public Space, Artist Community **Lot Number:** B

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Memorandum Z-13-02.

**D. BZA Dockets – New Business**

**ITEM 3 – Docket Number: 175-13**

<b>Applicant or Agent:</b>	Karen Van Beyer	
<b>Property Location:</b>	1613 N. Lopez Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Lopez St., Maurepas St., Ponce de Leon St., & Mystery St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	
<b>Historic District:</b>	Esplanade Ridge Local Historic	<b>ZBM:</b> C-12
<b>Existing Use:</b>	Vacant Lot	<b>Planning District:</b> 4
<b>Proposed Use:</b>	Single-Family Residence	<b>Square Number:</b> 1554
		<b>Lot Number:</b> S-4 Proposed S-4-1

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot area per dwelling unit and insufficient minimum lot depth.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Single-Family)**

Required: 3,600 sq. ft. Proposed: 3,497.75 sq. ft. Waiver: 102.25 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Lot Depth**

Required: 90' Proposed: 77'9" Waiver: 12'3"

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**ITEM 4 – Docket Number: 176-13**

<b>Applicant or Agent:</b>	Beyer Karen Van	
<b>Property Location:</b>	1613-1615 N. Lopez Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Lopez St., Maurepas St., Ponce de Leon St., & Mystery St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> C-12
<b>Historic District:</b>	Esplanade Ridge Local Historic	<b>Planning District:</b> 4
<b>Existing Use:</b>	Single Family Residence	<b>Square Number:</b> 1554
<b>Proposed Use:</b>	Single Family Residence	<b>Lot Number:</b> S-4 (proposed S-4-Z)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum lot depth, and insufficient minimum depth of rear yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Single-Family)**

Required: 3,600 sq. ft. Proposed: 3,499.28 sq. ft. Waiver: 100.225 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Lot Depth**

Required: 90' Proposed: 83' Waiver: 17'

**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20' Proposed: 17'8" Waiver: 2'4"

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**ITEM 5 – Docket Number: 177-13**

<b>Applicant or Agent:</b>	Willie D. Medious, III	
<b>Property Location:</b>	3316-3318 N. Rampart Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	N. Rampart St., Desire St., Piety St., & Burgundy St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> D-14
<b>Historic District:</b>	Bywater Local Historic	<b>Planning District:</b> 7
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 285
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 12

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Section 15.6.7(4) – Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)**

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

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**ITEM 6 – Docket Number: 178-13**

<b>Applicant or Agent:</b>	Christopher C. Hamilton	
<b>Property Location:</b>	1837 A & B Charbonnet Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Charbonnet St., N. Prieur St., N. Roman St., & Alabo St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	<b>ZBM:</b> F-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 8
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 837
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 10

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.7(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Section 15.6.7(4) - Special Regulations for One- and Two-Family Dwellings (Off-Street Parking)**

Required: 1 Space	Proposed: 0 Spaces	Waiver: 1 Space
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**ITEM 7 – Docket Number: 179-13**

<b>Applicant or Agent:</b>	Andrew Eaglin	
<b>Property Location:</b>	401-403 Homer Street	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Nunez St., Teche St., Newton St., & Homer St.	
<b>Zoning District:</b>	B-2 Neighborhood Business District	<b>ZBM:</b> D-15
<b>Historic District:</b>	Algiers Point	<b>Planning District:</b>
<b>Existing Use:</b>	Business	<b>Square Number:</b> 155
<b>Proposed Use:</b>	Restaurant	<b>Lot Number:</b> 1

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a single-family residence into a restaurant with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 12 Spaces	Proposed: 0 Spaces	Waiver: 12 Spaces
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**ITEM 8 – Docket Number: 180-13**

<b>Applicant or Agent:</b>	John B. Murret	
<b>Property Location:</b>	6875-6879 Memphis Street	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Memphis St., Mouton St., General Diaz St., & Chapelle St.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family	<b>ZBM:</b> C-10
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 102
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 1-A

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 15.5.12(4) – Accessory Buildings and Structures (Height)**

Permitted: 14'	Proposed: 18'6"	Waiver: 4'6"
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**ITEM 9 – Docket Number: 181-13**

<b>Applicant or Agent:</b>	Sherman L. Jones	
<b>Property Location:</b>	6949 General Diaz Street	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Mouton St., Marshal Foch St., Walker St., & Gen. Diaz St.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family	<b>ZBM:</b> C-10
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 68
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 9 & 10

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 15.5.12(4) – Accessory Buildings and Structures (Height)**

Permitted: 14'	Proposed: 17'	Waiver: 3'
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**ITEM 10 – Docket Number: 182-13**

<b>Applicant or Agent:</b>	Make It Right New Orleans Housing	
<b>Property Location:</b>	2026 Deslonde Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Jourdan Ave., Deslonde St., N. Galvez St., & Johnson St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> E-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 8
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 990
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 17A

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) - Minimum Depth of Front Yard**

Required: 20'	Proposed: 10'	Waiver: 10'
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**ITEM 11 – Docket Number: 183-13**

<b>Applicant or Agent:</b>	Lafon Home 2013, LLC	
<b>Property Location:</b>	4021 Cadillac Street	<b>Zip:</b> 70122
<b>Bounding Streets:</b>	Cadillac St., Senate St., Buchanan St., & Caton St.	
<b>Zoning District:</b>	RD-2	<b>ZBM:</b> C-13
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Home for the Aged	<b>Square Number:</b> 2866
<b>Proposed Use:</b>	Home for the Aged	<b>Lot Number:</b> B-1A B-1B & A-1

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a home for the aged with insufficient minimum depth of a corner lot side yard and a wall with excessive height.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Depth of a Corner Lot Side Yard**

Required: 10'	Proposed: 0'	Waiver: 10'
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**Section 15.6.1 – Fences, Walls, and Hedges**

Required: 7'	Proposed: 10'2"	Waiver: 3'2"
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**ITEM 12 – Docket Number: 184-13**

**Applicant or Agent:** Donna S. Allen  
**Property Location:** 3141-3145 Ponce De Leon Street **Zip:** 70119  
**Bounding Streets:** Ponce de Leon St., Esplanade Ave., N. Lopez St., & Mystery St.  
**Zoning District:** B-1 Neighborhood Business District, **ZBM:** C-12  
and RD-3 Two-Family Residential District  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 5  
**Existing Use:** Vacant Book Store **Square Number:** 1554  
**Proposed Use:** Standard Restaurant **Lot Number:** J & H

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a restaurant with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 5 Spaces      Proposed: 0 Spaces (4 Grandfathered)      Waiver: 1 Space

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**ITEM 13 – Docket Number: 185-13**

**Applicant or Agent:** Adam Lussier  
**Property Location:** 6374 Argonne Boulevard **Zip:** 70124  
**Bounding Streets:** Argonne Blvd., Bragg St., Marshal Foch St., & Harrison Ave.  
**Zoning District:** LRS-1 Lakeview Single-Family **ZBM:** C-10  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single Family Residence **Square Number:** 236  
**Proposed Use:** Single Family Residence **Lot Number:** 48 & 49

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 15.5.12(4) – Accessory Structures (Height)**

Permitted: 14'      Proposed: 18'      Waiver: 4'

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**ITEM 14 – Docket Number: 186-13**

<b>Applicant or Agent:</b>	Dhanika Galloway	
<b>Property Location:</b>	5411 S. Galvez Street	<b>Zip:</b> 70125
<b>Bounding Streets:</b>	S. Galvez St., Jefferson Ave., S. Miro St., & Octavia St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential District	<b>ZBM:</b> B-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 6
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 741
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> B & C

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 15.5.12(4) – Accessory Structures (Height)**

Permitted: 14'	Proposed: 24'6"	Waiver: 10'6"
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**ITEM 15 – Docket Number: 187-13**

<b>Applicant or Agent:</b>	Daniel A. Stein	
<b>Property Location:</b>	738 7th Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	7th St., 8th St., Annunciation St., & Chippewa St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> C-15
<b>Historic District:</b>	Irish Channel Local Historic	<b>Planning District:</b> 2
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 83
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 31

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.	Provided: 2,820 sq. ft.	Waiver: 780 sq. ft.
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**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces	Proposed: 0 Spaces (1 Grandfathered)	Waiver: 1 Space
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**ITEM 16 – Docket Number: 188-13**

<b>Applicant or Agent:</b>	Kim R. Richards	
<b>Property Location:</b>	2331 Benton Street	<b>Zip:</b> 70117
<b>Bounding Streets:</b>	Benton St., N. Rocheblave St., N. Tonti St., & Monticello St.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> F-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 8
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 1259A
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 9

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

**Requested Waiver:**

**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'	Proposed: 7'	Waiver: 13'
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**ITEM 17 – Docket Number: 189-13**

<b>Applicant or Agent:</b>	Leroy Sanders, Jr.	
<b>Property Location:</b>	1622 Treasure Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Paris Ave., Abundance St., Bruxelles St., & Treasure St.	
<b>Zoning District:</b>	B-1 Neighborhood Business District	<b>ZBM:</b> D-12
<b>Historic District:</b>	N/A	<b>Planning District:</b> 6
<b>Existing Use:</b>	Two-Family Residence	<b>Square Number:</b> 1937
<b>Proposed Use:</b>	Four-Family Residence	<b>Lot Number:</b> X

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.8.7 (Table 4.H), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a two-family residence into a four-family residence with insufficient minimum lot width, insufficient minimum lot area per dwelling unit, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Minimum Lot Width (Four-Family)**

Required: 50'	Provided: 40'	Waiver: 10'
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**Section 4.8.7 (Table 4.H) – Minimum Lot Area (Four-Family)**

Required: 7,200 sq. ft.	Provided: 6,400 sq. ft.	Waiver: 800 sq. ft.
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**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 4 Spaces	Provided: 2 Spaces	Waiver: 2 Spaces
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**ITEM 18 – Docket Number: 190-13**

**Applicant or Agent:** Lakeview Landings, LLC  
**Property Location:** 7840 Lakeshore Drive **Zip:** 70124  
**Bounding Streets:** Lake Shore Dr., Lake Marina Dr., New Basin Canal, & Lake Pontchartrain  
**Zoning District:** B-2 Neighborhood Business District **ZBM:** C-09  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant **Square Number:** NA  
**Proposed Use:** Retail/General **Lot Number:** 128

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.6.7 (Table 5.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a gas station with insufficient minimum depth of front yard and insufficient off-street parking.

**Requested Waivers:**

**Section 5.6.7 (Table 5.F) – Minimum Depth of Front Yard**

Required: 20'      Proposed: 10'      Waiver: 10'

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 4 Spaces      Provided: 1 Spaces      Waiver: 3 Spaces

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**ITEM 19 – Docket Number: 191-13**

**Applicant or Agent:** Benrosh, LLC  
**Property Location:** 433 S. Cortez Street **Zip:** 70119  
**Bounding Streets:** Baudin St., Banks St., S. Scott St. & S. Cortez St.  
**Zoning District:** RD-3 Two-Family Residential District **ZBM:** B-13  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 735  
**Proposed Use:** Two-Family Residence **Lot Number:** 11

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot width, insufficient minimum lot area per dwelling unit, and insufficient, and insufficient off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)**

Required: 30'      Provided: 24.58'      Waiver: 5.42'

**Section 4.8.7 (Table 4.H) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.      Provided: 2,458 sq. ft.      Waiver: 1,142 sq. ft.

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces      Proposed: 0 Spaces      Waiver: 2 Spaces

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**ITEM 20 – Docket Number: 192-13**

<b>Applicant or Agent:</b>	Jessica Mullaly	
<b>Property Location:</b>	2515 Octavia Street	<b>Zip:</b> 70115
<b>Bounding Streets:</b>	Magnolia St., Clara St., Jefferson Ave., & Octavia St.	
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 648
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> B

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of an addition to a single-family residence with insufficient minimum depth of rear yard.

**Requested Waiver:**

**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

Required: 20'	Proposed: 5'	Waiver: 15'
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**ITEM 21 – Docket Number: 193-13**

<b>Applicant or Agent:</b>	Lawrence and Janice Dupre	
<b>Property Location:</b>	905 Whitney Avenue	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Homer St., Newton St., Leboeuf St., & Whitney Ave.	
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b> D-15
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> 164
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> L or Pt. 10 (K & L)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the elevation of a residence that will result in excessive projection of front stairs into the required front yard area.

**Requested Waiver:**

**Section 15.5.8(4) – Front Yards (Projection of Stairs)**

Permitted: 6'	Proposed: 7'8"	Waiver: 1'8"
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**ITEM 22 – Docket Number: 194-13**

<b>Applicant or Agent:</b>	Brandon Lirette	
<b>Property Location:</b>	6134 Bellaire Drive	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	Bellaire Dr., 16th St., 14th St., & 17th Street Canal	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family	<b>ZBM:</b> B-10
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b> NA
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 135 136 135A

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a fence with excessive height. (AFTER THE FACT)

**Requested Waiver:**

**Section 15.6.1 - Fences, Walls, and Hedges (Height)**

Permitted: 7'	Provided: 7'9"	Waiver: 9"
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**E. Director of Safety and Permits Decision Appeals**

**ITEM 23 – Docket Number: 195-13**

<b>Applicant or Agent:</b>	VCPORA	
<b>Property Owner:</b>	J&R Rental Properties LLC	
<b>Property Location:</b>	1239 Royal Street	<b>Zip:</b> 70116
<b>Bounding Streets:</b>	Royal St., Gov. Nicholls St., & Barracks St.	
<b>Zoning District:</b>	VCR-2 Vieux Carré Residential District	<b>ZBM:</b> D-14
<b>Historic District:</b>	Vieux Carré	<b>Planning District:</b> 4
<b>Existing Use:</b>	Bar With Live Entertainment	<b>Square Number:</b> 54
<b>Proposed Use:</b>	Bar With Live Entertainment	<b>Lot Number:</b> 21

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding a zoning verification letter for the location stating that the use as “existing legal non-conforming bar with live entertainment.”

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**ITEM 24 – Docket Number: 196-13**

<b>Applicant or Agent:</b>	Connie Bruno	
<b>Property Location:</b>	6607-6609 Bellaire Drive	<b>Zip:</b> 70124
<b>Bounding Streets:</b>	36th St., Seattle St., Center St., & Bellaire Dr.	
<b>Zoning District:</b>	LRS-1 Lakeview Single-Family	<b>ZBM:</b> B-10
<b>Historic District:</b>	N/A	<b>Planning District:</b> 5
<b>Existing Use:</b>	Two-Family Residence	<b>Square Number:</b> 09
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b> 25A

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:**

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of a Certificate of Occupancy.

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